

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		BRAND ST, ARLINGTON

## OWNERSHIP

Owner 1:	SHABAREKH TIMOTHY & CHARLOTTE			
Owner 2:				
Owner 3:				
Street 1:	116 BRAND ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	FLEMING JENNIFER ETAL/TRUSTEES -		
Owner 2:	ELIZABETH A PARKER TRUST -		
Street 1:	PRINCE LOBEL TYE LLP		
Twn/City:	BOSTON		
St/Prov:	MA	Cntry:	
Postal:	02110		

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 2224 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 Half Bath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	
Total AC/HA: 0.11478			Total SF/SM: 5000			Parcel LUC: 101		One Family			Prime NB Desc: ARLINGTON					Total: 399,000		Spl Credit				Total: 399,000					

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	460,600		399,000	859,600		61612
							GIS Ref
							GIS Ref
Total Card	0.115	460,600		399,000	859,600	Entered Lot Size	
Total Parcel	0.115	460,600		399,000	859,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		386.60	/Parcel: 386.6	Land Unit Type:	Insp Date
							10/23/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	460,600	0	5,000.	399,000	859,600	859,600	Year End Roll	12/18/2019	PRINT	
2019	101	FV	398,300	0	5,000.	404,700	803,000	803,000	Year End Roll	1/3/2019		Date
2018	101	FV	398,300	0	5,000.	302,100	700,400	700,400	Year End Roll	12/20/2017	12/10/20	22:20:43
2017	101	FV	398,300	0	5,000.	273,600	671,900	671,900	Year End Roll	1/3/2017		
2016	101	FV	398,300	0	5,000.	262,200	660,500	660,500	Year End	1/4/2016	LAST REV	
2015	101	FV	348,300	0	5,000.	222,300	570,600	570,600	Year End Roll	12/11/2014	Date	Time
2014	101	FV	348,300	0	5,000.	210,900	559,200	559,200	Year End Roll	12/16/2013	06/25/19	10:52:01
2013	101	FV	348,300	0	5,000.	200,600	548,900	548,900		12/13/2012	appr	

## SALES INFORMATION

[illegible]

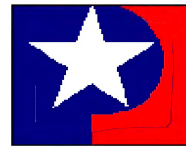
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
10/23/2018	Inspected	CC	Chris C
9/11/2018	MEAS&NOTICE	CC	Chris C
5/14/2018	Mail Update	MM	Mary M
1/12/2009	Measured	336	PATRIOT
3/29/2002	MLS	MM	Mary M
2/2/2000	Meas/Inspect	197	PATRIOT
12/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
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***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	61612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## EXTERIOR INFORMATION

Type:	97	- Tudor
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:	7	- Brick 25 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:		

## GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1937	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G11	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES YARD ITEMS										TARGET ID		JOB NO 0000 000000						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value